

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 01019, EDENTON NORTH 6TH ADDITION**, requested by Engineering Design Consultants and J. Michael Rierden, on behalf of Lincoln Federal Bancorp, Inc., to create approximately 184 single family and two-family lots, with associated waiver requests, on property generally located at South 75th Street and Glynoaks Drive.

STAFF RECOMMENDATION: Conditional approval; denial of the waiver of pedestrian way easement in Block 4.

ASSOCIATED REQUESTS: None

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 02/20/02
Administrative Action: 02/20/02

RECOMMENDATION: Conditional approval, as set forth in the staff report dated February 6, 2002, including denial of the request to waive the pedestrian way easement in Block 4 (7-0: Newman, Hunter, Steward, Krieser, Taylor, Carlson and Schwinn voting 'yes'; Bills and Duvall absent).

FINDINGS OF FACT:

1. The staff recommendation of conditional approval and to deny the request to waive the pedestrian way easement in Block 4, is based upon the "Analysis" as set forth on p.9, concluding that this plat generally conforms to the Comprehensive Plan and the Subdivision Ordinance. The northern lots abut Antelope Creek. This natural barrier makes a waiver of the block length appropriate. The location of the pedestrian way easement must be determined at the time of final plats. The proposed waiver is otherwise acceptable. The side lot lines are roughly radial around the cul-de-sac streets and the request to allow side lot lines which are not perpendicular is acceptable. Providing a pedestrian way easement in Block 4 will enhance pedestrian circulation and is required by § 26.23.125 of the Lincoln Municipal Code. This waiver request should be denied.
2. The applicant's testimony is found on p.12. The applicant requested that Condition #1.1.6 which requires a pedestrian way easement in Block 4, be deleted.
3. The staff response to the request to delete Condition #1.1.6 is found on p.12.
4. There was no testimony in opposition.
5. On February 20, 2002, the Planning Commission voted 7-0 to approve this preliminary plat, with the conditions as set forth in the staff report dated February 6, 2002. The Planning Commission did not delete Condition #1.1.6.
6. On February 21, 2002, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (See p.3-6).
7. On March 4, 2002, J. Michael Rierden filed a letter with the City Clerk appealing Condition #1.1.6 (See p.2).
8. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda, **except Condition #1.1.6** (which has been appealed), have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker
REVIEWED BY:
REFERENCE NUMBER: FS\CC\2002\PP.01019

DATE: April 29, 2002
DATE: April 29, 2002

J. Michael Rierden
ATTORNEY AT LAW

THE COTSWOLD
645 "M" STREET
SUITE 200
LINCOLN, NE 68508

TELEPHONE (402) 476-2413
TELECOPIER (402) 476-2948

March 4, 2002

City Clerk's Office
555 South 10th Street
Lincoln, Nebraska 68508

RE: Preliminary Plat No. 01019 Edenton North, Sixth Addition

To Whom It May Concern:

Please consider this letter an appeal of the Site Specific Condition requiring a pedestrian right-of-way easement. If you should have any questions please feel free to contact me.

Yours very truly,


J. Michael Rierden

JMR/jdr
cc: Jerry Maddox

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CITY OF LINCOLN
MAR 11 2002

MAR - 5 2002

CONDITION # 1.1.6

002

February 21, 2002

Engineering Design Consultants
Bob Dean
630 N. Cotner Blvd., Ste. 105
Lincoln NE 68505

Re: Preliminary Plat No. 01019
EDENTON NORTH 6th ADDITION

Dear Mr. Dean:

At its regular meeting on Wednesday, **February 20, 2002**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Edenton North 6th Addition**, located in the general vicinity of **S. 76th St. and Shirl Dr.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Revise the grading and drainage plan to the satisfaction of Public Works & Utilities and Parks & Recreation.
 - 1.1.2 Provide two street trees where lots have 100 feet or more of frontage.
 - 1.1.3 Sign the surveyor's certificate.
 - 1.1.4 Remove setback lines. They are not required and obfuscate the utility easements.
 - 1.1.5 Add existing residential streets to the vicinity map.
 - 1.1.6 Provide a pedestrian way easement in Block 4.
 - 1.1.7 Change all references from "Edenton North - Phase II" to "Edenton North 6th Addition" in accordance with plat naming standards.
 - 1.1.8 Relocate the "South" label in "South 77th Street" so that it is north of Glynoaks Drive. This will aid in assigning addresses.

- 1.1.9 Revise Note 22 so that the easement location will be determined at the time of the final plat.
- 1.1.10 Remove the lots and use tables. The data required with a preliminary plat are: number of lots, number of outlots, number of blocks, and purpose of outlots.

2. The City Council approves associated request:

- 2.1 A modification to the requirements of the land subdivision ordinance to permit lots which do not intersect the street at 90 degree angles, block length along Antelope Creek, and to allow the location of the pedestrian way easement to be determined at the time of final plats.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 3.2.2 To complete the private improvements shown on the preliminary plat.
 - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.4 To submit to the lot buyers and homebuilders a copy of the soil analysis.

- 3.2.5 To pay all improvement costs.
- 3.2.6 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.7 To inform all purchasers and users that the land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the preliminary plat or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.
- 3.2.8 To continuously and regularly maintain street trees.
- 3.2.9 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
- 3.2.10 To comply with the Lower Platte South Natural Resources District Notice of Intent approval process.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: PP #01019
Edenton North 6th Addition

DATE: February 6, 2002

PROPOSAL: To create 184 single and two family lots.

WAIVER REQUESTS: block length
pedestrian way easements
the requirements that lot lines be perpendicular to the street exact location
of the pedestrian way easement until the time of construction

LAND AREA: 48.19 acres, more or less

CONCLUSION: This plat generally conforms to the Comprehensive Plan and the Subdivision Ordinance.

The northern lots abut Antelope Creek. This natural barrier makes a waiver of block length appropriate.

The location of the pedestrian way easement must be determined at the time of final plats. The proposed waiver is otherwise acceptable.

The side lot lines are roughly radial around the cul-de-sac streets and the request to allow side lot lines which are not perpendicular is acceptable.

Providing a pedestrian way easement in Block 4 will enhance pedestrian circulation and is required by §26.23.125 L.M.C. The waiver request should be denied.

<u>RECOMMENDATION:</u>	Conditional Approval
Waiver to determine pedestrian way easement later:	Approval
Waiver of block length:	Approval
Waiver of pedestrian way easement in Block 4	Denial
Waiver to permit side lot lines which are not perpendicular to the street:	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot D, Edenton North 3rd Addition and Lot 109 I.T., located in Section 10, T10N, R7E of the 6th P.M., Lancaster County, Nebraska

LOCATION: S. 75th Street & Glynoaks Drive

APPLICANT: Lincoln Federal Bancorp, Inc.
1101 "N" Street
Lincoln, NE 68508
(402) 474-1400

OWNER: same

CONTACT: Bob Dean
Engineering Design Consultants
630 N. Cotner Blvd, Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Antelope Creek and The Preserve CUP
South: R-3 residential
East: R-3 Antelope Creek and vacant
West: R-3 residential

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan designates this area as Urban Residential.

! Enhance rural and urban neighborhoods through the preservation of their natural environment.
! Increase home ownership opportunities for households of different sizes and income levels. Supplemental statement: Encourage the development of new subdivisions in all areas to increase the supply of buildable lots.
! Provide opportunities for the development of multi-racial and multi-income neighborhoods throughout the community.
(p 44)

HISTORY:

Date when preliminary plat was submitted: 11/14/01
Date when Planning Director's letter was sent: 12/14/01
Date when revised preliminary plat was submitted: 1/11/02

UTILITIES: Available

TOPOGRAPHY: Sloping down to the northeast into Antelope Creek

TRAFFIC ANALYSIS: Glynoaks Drive is designed as a collector. All other streets are local.

PUBLIC SERVICE: City of Lincoln Fire and Police

ENVIRONMENTAL CONCERNS: Storm water runoff into Antelope Creek

ANALYSIS:

1. The water main in Glynoaks Drive must be 12" in size.
2. The grading and drainage will require a number of revisions, all outlined in the January 17, 2002 memo from Dennis Bartels.
3. The Lower Platte South Natural Resources District requires a Written Notice of Intent and Stormwater Prevention Plan for review and approval prior to issuance of a building permit. The proposed plat does not include any buildable lots within the Antelope Creek flood plain.
4. Parks & Recreation would consider acquiring Lot 41 Block 6 in exchange for another area in order to provide park frontage on S. 80th Street. They also ask that the extreme SE portion of Outlot D be donated.
5. The request to waive block length requirements is appropriate because Antelope Creek forms a barrier along the north side of the block.
6. Ideally, Addison Court would connect to Landsberry Lane. The developer rejected this proposal because it "would compromise the design of this plat by removing 4 lots and by eliminating the division between the one and two family lots." The block length does not exceed requirements; however, the Subdivision Ordinance does require a pedestrian way easement where a block exceeds 1000 feet. In this case, an easement would improve pedestrian circulation and provide more options for those walking to the school, the open space in Block 9, or the bicycle trail.

CONDITIONS:

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 - 1.1.9 Sign the surveyor's certificate.
 - 1.1.10 Remove setback lines. They are not required and obfuscate the utility easements.

- 1.1.11 Add existing residential streets to the vicinity map.
- 1.1.12 Provide a pedestrian way easement in Block 4.
- 1.1.13 Change all references from “Edenton North - Phase II” to “Edenton North 6th Addition” in accordance with plat naming standards.
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- 1.1.15 Revise Note 22 so that the easement location will be determined at the time of the final plat.
- 1.1.16 Remove the lots and use tables. The data required with a preliminary plat are: number of lots, number of outlots, number of blocks, and purpose of outlots.

2. The City Council approves associated request:

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- 3.2.10 To comply with the Lower Platte South Natural Resources District Notice of Intent approval process.

Prepared by:

Jason Reynolds
Planner

PRELIMINARY PLAT NO. 01019, EDENTON NORTH 6TH ADDITION,

PUBLIC HEARING BEFORE PLANNING COMMISSION:

February 20, 2002

Members present: Newman, Hunter, Steward, Krieser, Taylor, Carlson and Schwinn; Bills and Duvall absent.

Staff recommendation: Conditional approval.

Proponents

1. **Michael Rierden** appeared on behalf of the applicant and agreed with all conditions of approval as set forth in the staff report, except Condition #1.1.6, which requires a pedestrian way easement in Block 4. Rierden requested that Condition #1.1.6 be deleted. Staff believes this would provide better pedestrian access to the school to the south, to the open area, and to the bike path to the south. The applicant disagrees with that rationale. This pedestrian way easement does not improve a pedestrian access to the south to the school. Outlot B is not a park area—it is predominantly a drainage area and is maintained as a drainage area. Rierden purports that placing this pedestrian way easement would render Lots 22 and 23 unbuildable. Rierden further pointed out that through the years, the Planning Commission has heard about the problems with pedestrian right-of-way easements. People do not discover them until they've purchased the property and begin to build. The problem boils down to marketability. People don't like sidewalks going by their bedroom windows. Fences would not be attractive to the subdivision. It reduces the buildable size of the lot. Rierden pointed out that his client has provided the pedestrian way easements in circumstances where they are needed, but in this situation Rierden does not see where it improves the pedestrian access to the points in the south indicated in the staff report.

There was no testimony in opposition.

Staff questions

Carlson asked staff to respond to the request to delete the pedestrian way easement. Jason Reynolds of Planning staff explained that the block length exceeds 1,000 feet. The pedestrian way easement would provide better access to the trail running along the eastern side of the property to the open space devoted partially to drainage. This easement is a requirement of the subdivision ordinance due to the block length.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

February 20, 2002

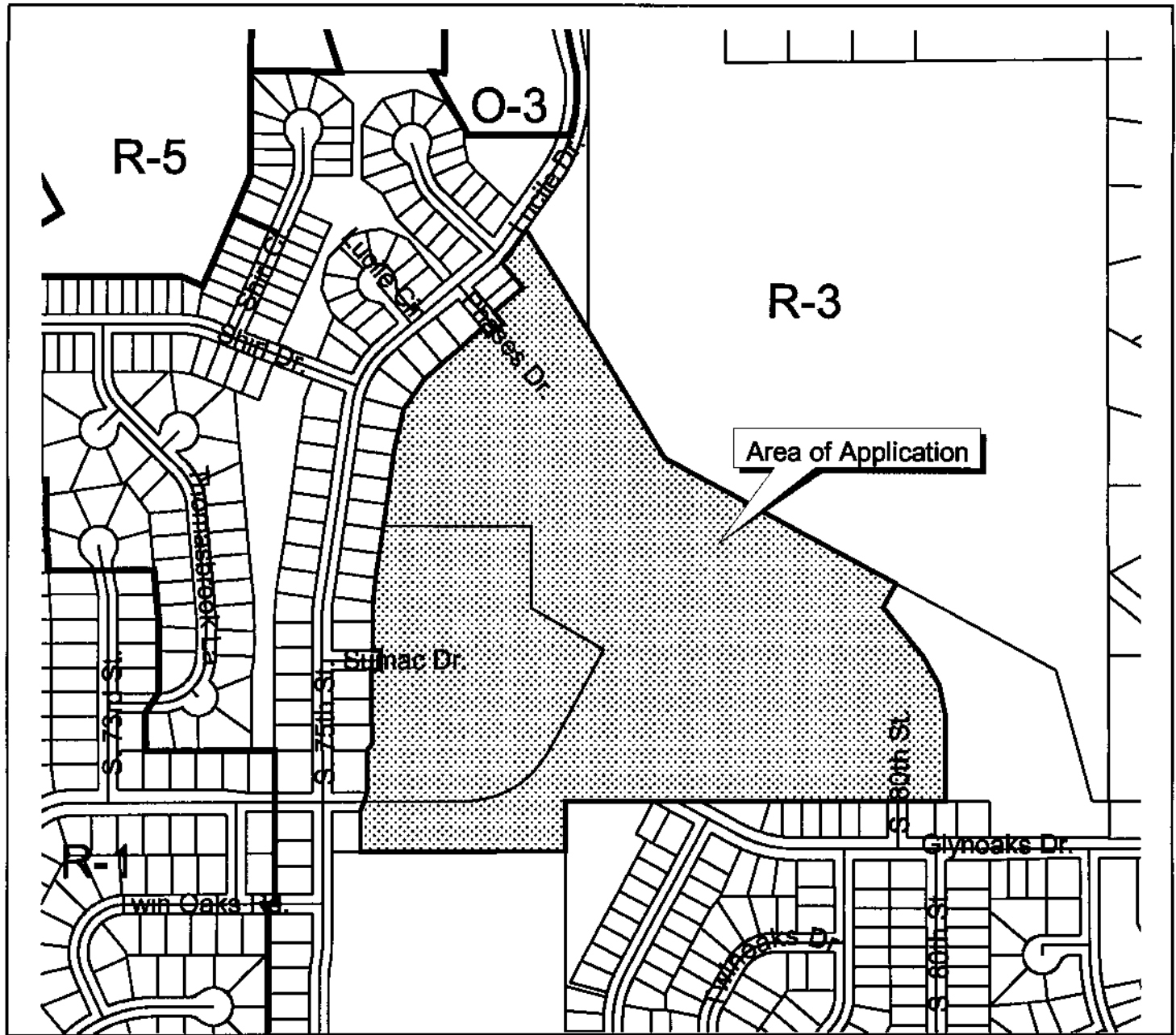
Newman moved to approve the staff recommendation of conditional approval, as set forth in the staff report dated February 6, 2002, seconded by Carlson.

Newman lives in a neighborhood where a pedestrian easement was not put in and children are like water—they will go through properties wherever they feel like it. She thinks the pedestrian easement is necessary.

Motion for conditional approval carried 7-0: Newman, Hunter, Steward, Krieser, Taylor, Carlson and Schwinn voting 'yes'; Bills and Duvall absent. The Commission did not delete Condition #1.1.6.



<https://doi.org/10.1101/2019.04.01.300119>

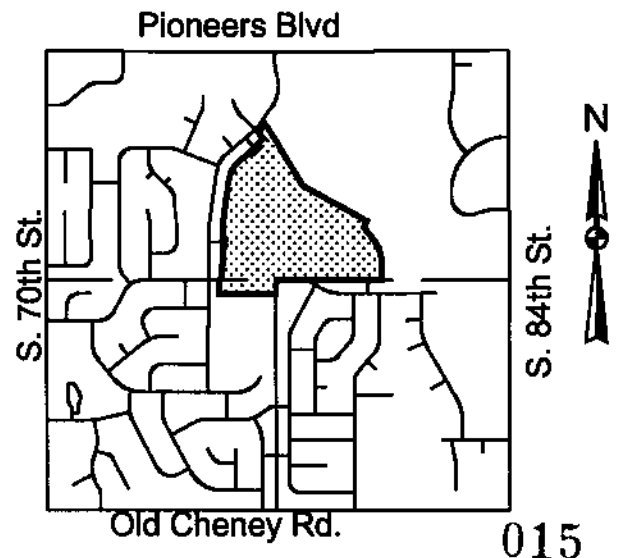


Preliminary Plat #01019
Edenton North 6th Add.
S. 76th & Shirl Dr.

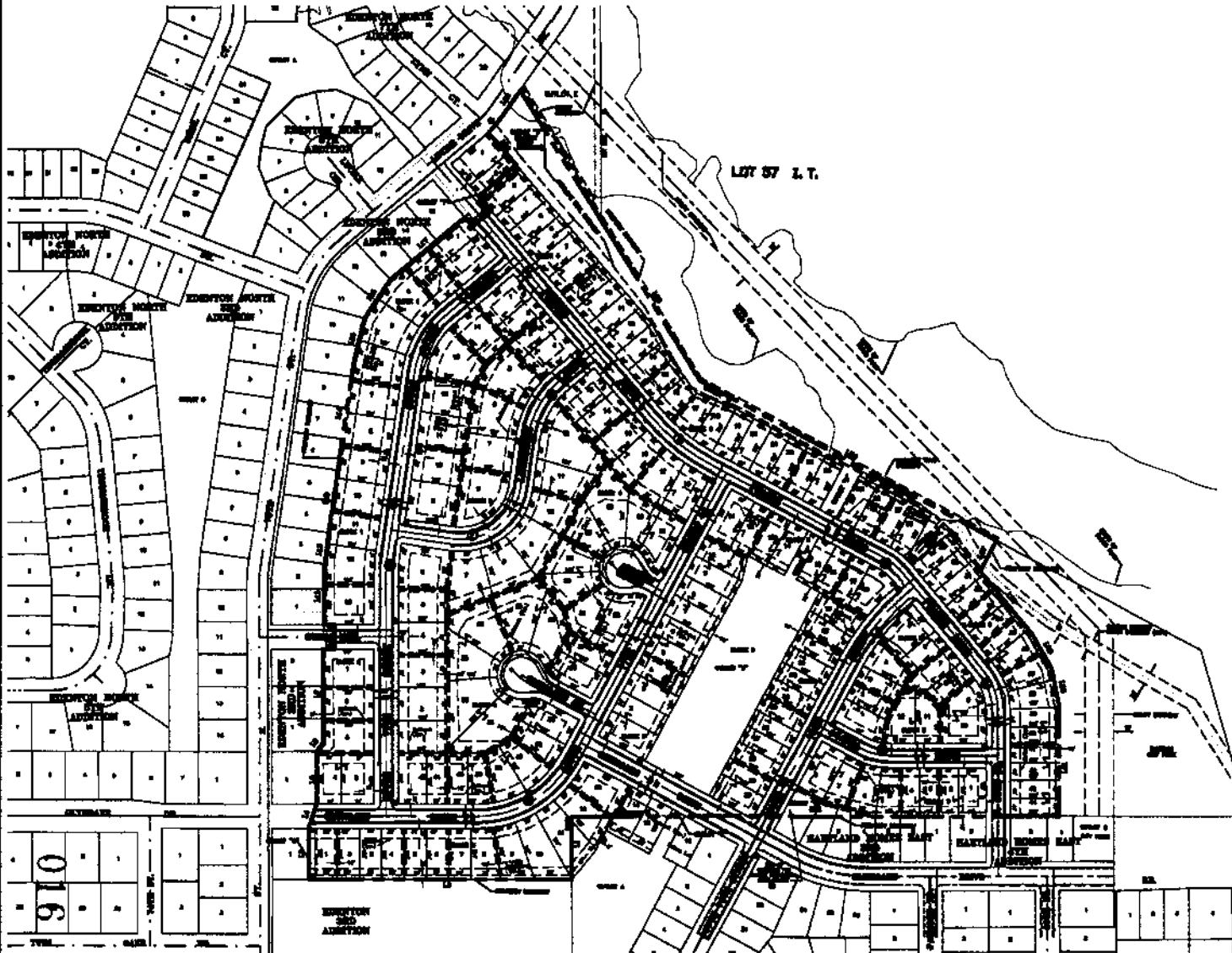
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 10 T9N R7E



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LINE TABLE		
LINE	LENGTH	BEARING
L1	24.24	S89°35'W
L2	41.72	S89°35'45"W
L3	35.10	N89°10'20"E
L4	43.82	N89°11'15"E
L5	35.81	N89°12'25"E
L6	35.33	N89°13'35"E
L7	28.34	N89°14'45"E
L8	30.81	N89°15'00"E
L9	42.86	N89°14'50"E
L10	25.65	S89°33'08"W
L11	32.80	N89°15'44"E
L12	35.41	N89°16'25"E
L13	24.34	N89°17'10"E
L14	20.47	N89°18'00"E
L15	11.87	N89°18'30"E
L16	115.85	N89°19'00"E
L17	225.80	N89°19'30"E
L18	43.50	S89°12'00"E
L19	37.28	N89°12'00"E
L20	37.28	N89°12'00"E
L21	126.87	N89°12'00"E
L22	34.79	N89°12'00"E
L23	74.82	N89°12'00"E
L24	272.38	S89°12'00"E
L25	242.38	S89°12'00"E
L26	85.42	S89°12'00"E
L27	85.42	S89°12'00"E
L28	85.42	S89°12'00"E
L29	57.47	S89°12'00"E
L30	57.47	N89°12'00"E
L31	242.38	N89°12'00"E
L32	126.87	N89°12'00"E



TABLE 1-105

SUMMARY CASE DATA

CONTINUUM CURVE DATA

(A) An object moving toward the center of the circle	(B) An object moving away from the center of the circle
(C) An object moving toward the center of the circle	(D) An object moving away from the center of the circle
(E) An object moving toward the center of the circle	(F) An object moving away from the center of the circle
(G) An object moving toward the center of the circle	(H) An object moving away from the center of the circle
(J) An object moving toward the center of the circle	(K) An object moving away from the center of the circle

EDC
ENGINEERING DESIGN CONSULTANTS

THE

100

Preliminary Plot
Edenton North-Phase II
SITE PLAN

Elavest, Kiderus

**SHEET
2 OF 11**



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

January 11, 2002

Jason Reynolds
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508

RE: Edenton North Phase II
Preliminary Plat #01019, Re-submittal
EDC Job # 01-014

Dear Jason:

Enclosed, please find the following documents for the above-mentioned project. This is a re-submittal of the Preliminary Plat for Edenton North Phase II.

1. 14 copies of the Site Plan (Sheet 2 of 11)
2. 6 copies of the complete set of Edenton North Phase II. (Sheets 1 - 11)

We are requesting the following waivers to the design standards:

1. A waiver to allow an exception to the block length requirement where a drainage way or other barrier forms one boundary of the block is hereby requested for Phares Drive.
2. A waiver to allow side lot lines not to be perpendicular to the street on Lots 19, 20, 25, 26, 28, 29, 34, and 35, Block 4 is hereby requested.
3. A waiver of a pedestrian way easement for Block 4 is hereby requested.
4. A waiver of the offset placement for the pedestrian way easement across Outlot 'D' is hereby requested until the time of construction.

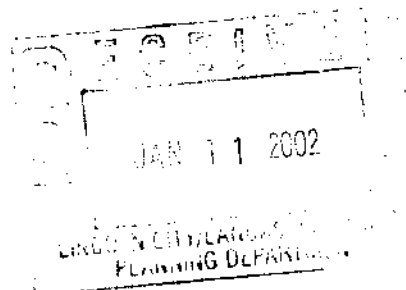
Please contact me if you have any questions or require additional information.

Sincerely,

Robert L. Dean
Principal


RLD/kle

Enclosures



M e m o r a n d u m

JAN 18 2002

To: Jason Reynolds, Planning
From:  Dennis Bartels
Subject: Edenton North 6th Addition
Date: January 17, 2002
cc: Roger Figard
Nicole Fleck-Tooze
Virendra Singh

Engineering Services has reviewed Edenton North 6th Addition revised preliminary plat located south of Antelope Creek west of 80th Street and has the following comments:

1. Water - The water main in Glynoaks Drive needs to be shown as 12" in size. This has not been changed per the previous review. I note it has been revised west to 77th, but not west to the west limits of the plat.
2. Sanitary Sewer - The proposed sanitary sewer system is satisfactory.
3. Drainage and Grading - No low flow liner or channel bottom protection is shown from the detention south of Glynoaks north to Phares Drive. No defined channel location is shown across Outlot B, Block 9. The approved preliminary plat south of Glynoaks required a low flow liner through the outlot in which the detention is located. Public Works does not recommend waiving this requirement. The storm water discharge across Outlot B will create a maintenance problem without grading a defined channel and construction of protection for the flow line to control the flow line elevation. This improvement is required by design standards unless documentation is provided showing it is unnecessary.

The storm sewer shown in Outlot D does not work with the grades. The location of the pipe does not meet the outlet ditch shown on the adjacent property. If the 36" pipe is built with the required cover, the flow line will be below existing grades. The realignment I anticipate being required may require realignment of Lots 24 and 25, Block 6 and Outlot D.

Pipe sizes shown in the detention calculation, drainage calculations and utility plan are needed in agreement with each other. Assumed pipe sizes need to be shown on the plans and in the calculations so final plat surety amounts can be accurately calculated.

Easements need to be shown for public storm sewers outside public rights-of-way. Blanket easements are not acceptable.

4. Sidewalks - There is not a pedestrian easement shown between Lots 24 and 25 in Outlot D as stated in the letter. There is an easement shown between Lots 28 and 29. In reviewing the grading plan, it appears that a pedestrian easement does not work in either location without revisions to the grading plan.
5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02009**

Address

Job Description: **EDENTON NORTH PHASE II**

Location: **EDENTON NORTH PHASE II**

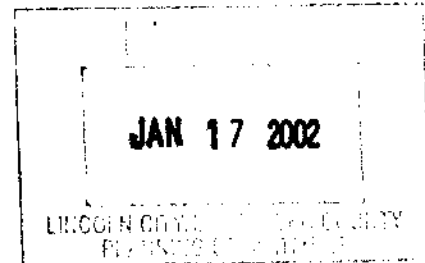
Special Permit: **N**

Preliminary Plat: **Y 01019**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **JASON**



Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE** **BOB FIEDLER**

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

Memo



To: Jason Reynolds, Planning Department
From: Mark Canney, Parks & Recreation *MC*
Date: January 30, 2002
Re: Edenton North Phase II (a.k.a. Edenton North 6th)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Please provide a grading plan for review.
2. Grading plan should reflect trail platform in area labeled as "Outlot D", occurring in concurrence with grading of the lots.
3. All lots with frontage in excess of 100' require two street trees. Examples include but are not limited to Lot 5, Block 2 and Lot 1 of Block 2.
4. Parks and Recreation would consider acquiring Lot 41, Block 6, in exchange for another area to provide park frontage on S. 80th Street.
5. Willing to consider dedication of extreme SE portion of "Outlot D" to be included as part of park donation.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

JAN 31 2002

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LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
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Memorandum

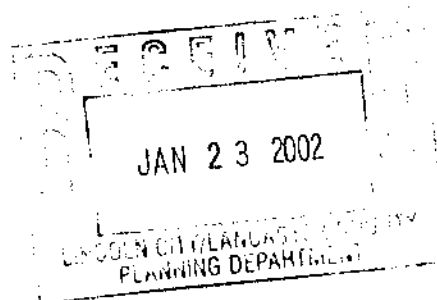
Date: January 23, 2002
To: Jason Reynolds, Planning Dept.
From: *J.B.* J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: Edenton North Phase II (Edenton North 6th Addition) PP #01019

We have reviewed the Preliminary Plat of the project above. The developer will need to submit a Written Notice of Intent and Stormwater Pollution Prevention Plan to our office for review and approval prior to issuance of a Building Permit. We look forward to working with the developer and design engineer through this NOI approval process.

If you have any questions, feel free to call.

JBD/jbd

pc: file



022



INTER-DEPARTMENT COMMUNICATION

DATE January 24, 2002

TO Jason Reynolds, City Planning

FROM Sharon Theobald
(Ext. 7640)

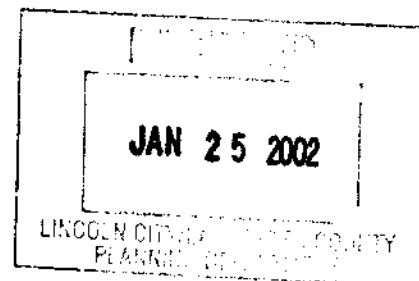
SUBJECT DEDICATED EASEMENTS
DN #48S-77E

Attached is the Resubmitted Preliminary Plat for Edenton North - Phase II.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, over the outlots, as noted.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFO/DEDEAS.Fm